

Charming house with gîte, swimming pool and views over the countryside



INFORMATION

Town:	Mareuil
Department:	Dordogne
Bed:	4
Bath:	4
Floor:	165 m2
Plot Size:	2122 m2

IN BRIEF

An exclusive opportunity to discover this delightful stone house and its gîte, located in a small village in the Dordogne, just 25 minutes from Angoulême TGV station and close to the tourist attractions of Brantôme, Aubeterre and Mareuil.

The main house comprises a living room, a dining room opening onto the garden, 2 bedrooms and 2 shower rooms.

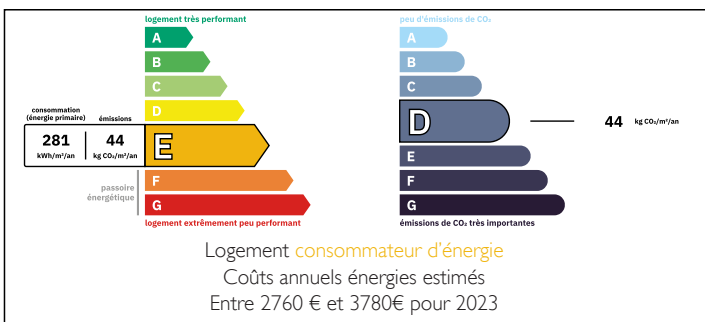
The former barn has been converted into a gîte, and is set back from the main house. It offers a large living room of 55 m² and 2 bedrooms with their own shower room and WC.

There is a large garage of over 100 m² and a saltwater swimming pool of 8m x 4m.

The grounds of over 2,000 m², fully enclosed and not overlooked, offer charming views over the



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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière: 1 600 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

This property enjoys a privileged location: just 25 minutes from Angoulême TGV station, less than 2 hours from Bordeaux and Limoges airports, and close to the Dordogne's charming and renowned tourist villages, such as Brantôme, Aubeterre and Mareuil.

Situated in a hamlet, it offers a peaceful setting with a bakery and restaurants within walking distance, and stunning views over the rolling countryside.

The main stone house comprises on the ground floor:

- An entrance hall leading to a fitted kitchen of approx. 13 m² and a dining room of 14 m² with wood-burning stove and picture windows overlooking the garden
- A spacious 26 m² lounge overlooking the garden
- A bedroom with en-suite shower room
- WC

Upstairs, the landing leads to a second bedroom with en suite shower room.

The gîte, set back from the main house, is on the first floor of the old barn. It comprises a vast 55 m² living room with exposed beams and parquet flooring, two bedrooms of around 10 m² each, each with its own shower room and WC.

A pleasant 14 m² wooden terrace overlooks the swimming pool and barbecue area, offering superb views over the countryside.

The grounds of over 2000 m² are enclosed and not overlooked, and include a large garage of over 100 m² and a garden shed.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>